

THE McCANN REAL ESTATE RUNDOWN

Your guide to Real Estate and Philly happenings from the #1 team in the industry



Listing Agents: Jim Onesti, Arvind Balaji and Evangeline Gambardella

WHAT'S IN THIS ISSUE

All Things Real
Estate +
Lifestyle

Philly
Happenings You
Won't Want to
Miss
This August

Featured Listing

Spotlight
Properties

Team Highlights

THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

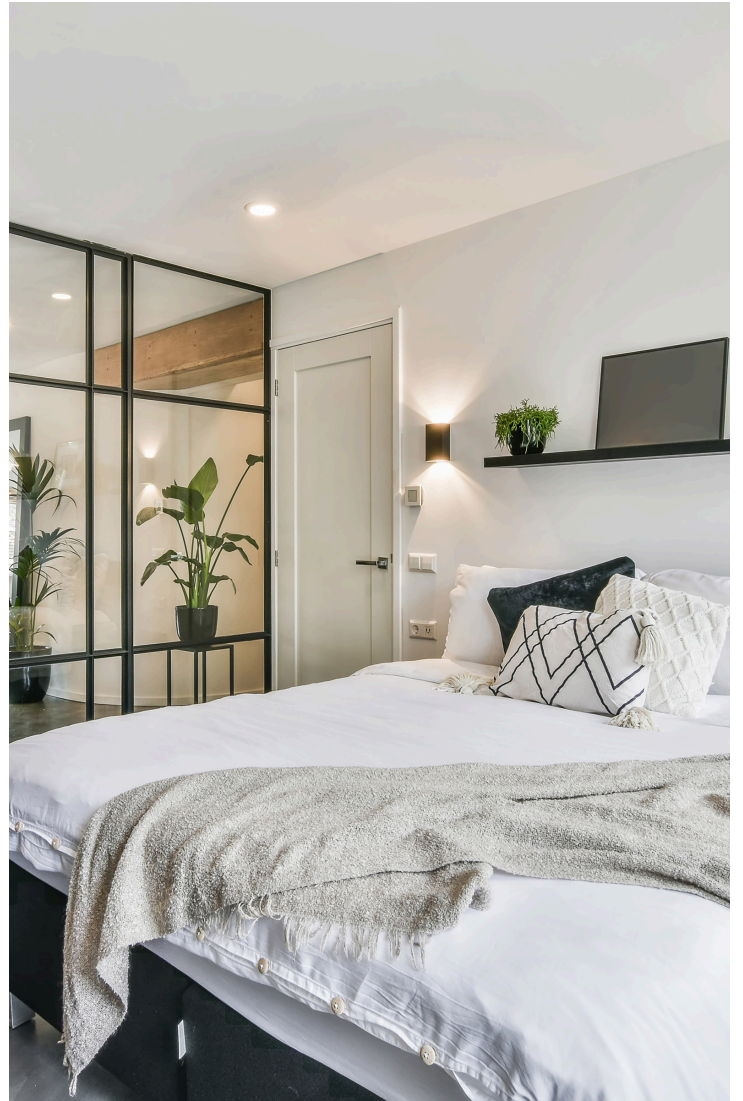
Things are heating up in the market, and we're anticipating a surge in sales activity. While everyone is eagerly waiting for interest rates to drop—which we hope will happen by the fourth quarter of this year or early next year—it's essential to be proactive.

With inventory still in short supply, now is the time to get ahead of the curve if you're considering buying or selling. Don't miss out on the opportunities that lie ahead!

ALL THINGS LIFESTYLE + REAL ESTATE

IMPROVE YOUR SLEEP: COMMON BED-MAKING MISTAKES AND HOW TO FIX THEM

The article discusses five common bed-making mistakes and their solutions to improve your sleep quality. Let your bed air out for at least 30 minutes after waking to prevent moisture buildup and dust mites. Use a mattress protector to guard against moisture and dust mites, and vacuum weekly; sprinkle baking soda for extra freshness. Choose sheets that fit your mattress size and are made from breathable fabrics like cotton or linen to regulate body temperature. Wash sheets weekly to eliminate bacteria and allergens, and use linen spray for freshness between washes. Finally, use one pillow that suits your sleeping position to avoid discomfort and neck issues!



MASTER HOME LIGHTING: CREATE THE PERFECT AMBIANCE IN EVERY ROOM

Lighting plays a crucial role in a room's overall design, with factors such as room usage, natural light, and lighting types influencing its effectiveness. To avoid common lighting mistakes, ensure you use the correct wattage to prevent overheating and choose the right color temperature based on the room's function; warmer lights are ideal for ambiance in living rooms and bedrooms, while cooler lights work best in kitchens and offices. Provide adequate lighting in task-oriented spaces and avoid overly bright lights in leisure spaces like bedrooms.

Consider installing dimmers for adjustable lighting to create a flexible atmosphere that can shift from bright and energetic to dim and relaxing. Select fixtures of the appropriate scale to avoid disrupting the room's balance, incorporate multiple lighting types for added character and versatility, and make the most of natural light by understanding its impact throughout the day to build your lighting plan around it.

AUGUST PHILLY HAPPENINGS



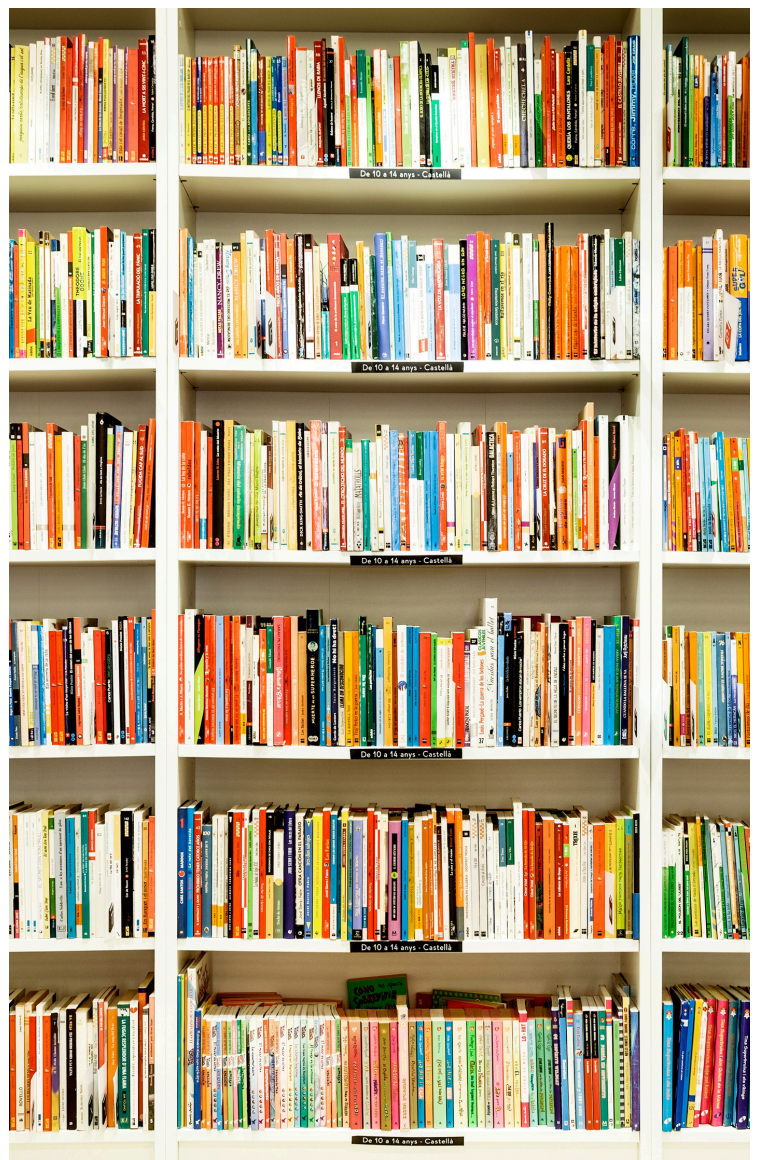
PHOTO:
Photo courtesy 2nd Street Festival

SAVE THE DATE: CELEBRATE SUMMER AT THE 2ND STREET FESTIVAL

Mark your calendars for August 4th, from **noon to 10 p.m.**, and head to Northern Liberties for the annual 2nd Street Festival. This free event, held on the first Sunday in August since 2008, draws thousands of visitors to the vibrant River Wards neighborhood. Enjoy an exciting lineup of live Philly bands performing on stages at Germantown and Fairmount Avenues. Explore over 150 art and apparel merchants and vendors and indulge in the best food Northern Liberties has to offer. The festival takes place on North 2nd Street, from Girard Avenue to Spring Garden Street. It's a fantastic way to spend a summer day celebrating the unique culture and community of Philadelphia.

GET LOST IN BOOKS: PHILLY BOOKSTORE CRAWL IS BACK

Dive into the second annual Philadelphia Bookstore Crawl on Saturday, **August 24th!** This event invites book lovers to explore over 30 independently owned bookstores across the city, from Delco to East Passyunk and The Main Line to Chestnut Hill. Each participating shop will host special events, surprise giveaways, and exclusive discounts. You can also enjoy meet-and-greets and in-store book signings with respected authors. Whether you're a bibliophile or just love a good story, this is the perfect opportunity to discover Philly's thriving bookstore scene. Don't miss out on this celebration of books and community!



NEW TO MARKET



\$1,800,000

Listing Agent: Michael McCann
& Katie McCann

312 MONROE ST

3 bd | 3.5 ba | Queen Village

This luxury home in Queen Village offers modern finishes and amenities at every turn. Featuring a 1-car garage, a finished basement, a private patio, and a roof deck. Located in the Meredith School catchment on a quiet block, the home has an inviting foyer, a private office with an attached bathroom, and a secluded backyard.

The open main level includes a living room with bay windows, a tile fireplace, and a gourmet kitchen with custom cabinetry and high-end appliances. The finished basement provides extra living space and a half bathroom.

The third level has spacious bedrooms, a sleek bathroom, and a laundry room, while the fourth level is dedicated to the primary suite with bay windows, walk-in closets, and a spa-like bathroom. The roof deck, equipped with a wet bar and wine fridge, offers city skyline views.

PROPERTIES AVAILABLE



\$900,000

Listing Agent: Sean Elstone

544 WINDING WAY

3 bd | 2 full ba | 2 Half ba | Merion Station

Located in the desirable top-rated Lower Merion School District, this classic center-hall colonial features over 2,800 sq. ft. of space. The home boasts a large backyard with a patio, a welcoming foyer, a sunlit living room with a fireplace, a sleek kitchen with granite counters, and a recently updated basement with extra living space.



\$350,000-\$595,000

Listing Agents: Jim Onesti, Arvind Balaji and Evangeline Gambardella

1501 N 31ST ST

2/3 bd | 2/3 ba | Brewerytown

Welcome to Otto on the Park, a sophisticated collection of contemporary condos. Each unit features a private outdoor terrace, hardwood floors, recessed lighting, waterfall quartz kitchen counters, Samsung Smart Hub appliances, in-unit laundry and so much more. Secured covered and uncovered parking also available!



\$515,000

Listing Agent: Melanie McConnell

205 WOODLYN AVE

4 bd | 2.5 ba | Glenside

This charming colonial home in the desirable Keswick area offers a spacious living room, full dining room, and a kitchen leading to a large rear yard and side porch. The third floor boasts a newly renovated suite with a bedroom, full bath, and bonus room. Located in the award-winning Abington School District, this home is a must-see.

TEAM HIGHLIGHT



Meet Pretzel, Our PAWSitively Adorable New Office Dog!

We're excited to introduce the newest (and furriest) member of our team: Pretzel! This adorable Cocker Spaniel/Golden Retriever mix puppy has quickly become a beloved fixture in the McCann office. Rescued from Justice Rescue in Malvern, Pretzel is our Director of Operations charming companion and service dog in training! Pretzel loves to lounge under his mom's desk, greeting everyone who stops by. He brightens everyone's day and we're thrilled to have him as part of our team, and look forward to many happy moments with him in the office!

